

Application
Narrative
Cash Transmittals
Pre-Application
Pre_App Narrative
Pre-App Cash Transmittal
Development Standards

Development Application



Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

| Zoning | Development Review | Land Divisions |
|---|--|--|
| <input checked="" type="checkbox"/> Rezoning (ZN) | <input type="checkbox"/> Development Review (Major) (DR) | <input type="checkbox"/> Subdivision (PP) |
| <input type="checkbox"/> In-fill Incentive (II) | <input type="checkbox"/> Development Review (Minor) (SA) | <input type="checkbox"/> Subdivision (Minor) (MD) |
| <input type="checkbox"/> Conditional Use Permit (UP) | <input type="checkbox"/> Wash Modification (WM) | <input type="checkbox"/> Land Assemblage |
| <input type="checkbox"/> Text Amendment (TA) | <input type="checkbox"/> Historic Property (HP) | Other |
| <input type="checkbox"/> Development Agreement (DA) | Wireless Communication Facilities | <input type="checkbox"/> Annexation/De-annexation (AN) |
| Exceptions to the Zoning Ordinance | <input type="checkbox"/> Small Wireless Facilities (SW) | <input type="checkbox"/> General Plan Amendment (GP) |
| <input type="checkbox"/> Minor Amendment (MN) | <input type="checkbox"/> Type 2 WCF DR Review Minor (SA) | <input type="checkbox"/> In-Lieu Parking (IP) |
| <input type="checkbox"/> Hardship Exemption (HE) | Signs | <input type="checkbox"/> Abandonment (AB) |
| <input type="checkbox"/> Variance/Accommodation/Appeal (BA) | <input type="checkbox"/> Master Sign Program (MS) | Other Application Type Not Listed |
| <input type="checkbox"/> Special Exception (SX) | <input type="checkbox"/> Community Sign District (MS) | <input type="checkbox"/> Other: _____ |

Project Name: McDowell Mountain Community Storage

Property's Address: 10101 E. McDowell Mountain Ranch Road

Property's Current Zoning District Designation:

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

| | |
|---|--|
| Owner: Greg Engel, President | Agent/Applicant: Michael Leary |
| Company: Spensa Arizona XV, LLC | Company: Michael P. Leary LTD |
| Address: 350 Hwy Seven #200, Excelsior MN 5533 | Address: 10278 E. Hillery Dr., Scottsdale AZ 85255 |
| Phone: 952.404.3381 Fax: -- | Phone: 480.991.1111 Fax: -- |
| E-mail: j4747e@aol.com | E-mail: j4747e@aol.com |
| Designer: James Elson | Engineer: Wade Cooke, P.E. |
| Company: Elson Architects | Company: Landcor Consulting |
| Address: 10405 E. McDowell Mtn Ranch Rd, Sctd 85255 | Address: 6859 E. Rembrandt Ave Mesa AZ 85212 |
| Phone: 602.903.5311 Fax: -- | Phone: 480.223.8573 Fax: -- |
| E-mail: j4747e@aol.com | E-mail: wade@landcorconsulting.com |

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

☒ **Enhanced Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

☐ **Standard Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

| | |
|--------------------------|---------------------------|
| <u>see authorization</u> | <u>Michael P. Leary</u> |
| Owner Signature | Agent/Applicant Signature |

Official Use Only

Submittal Date:

Development Application No.:

Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov

Development Application

Page 1 of 3

23-ZN-2018
11/9/2018

Request To Submit Concurrent Development Applications

Acknowledgment and Agreement



The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more of the development applications are related to another development application. City Staff may agree to process concurrently where one or more the development applications related to the approval of another development application upon receipt of a complete form signed by the property owner.

| Development Application Types | | |
|--|---|--|
| Please check the appropriate box of the types of applications that you are requesting to submit concurrently | | |
| Zoning | Development Review | Signs |
| <input type="checkbox"/> Text Amendment (TA) | <input checked="" type="checkbox"/> Development Review (Major) (DR) | <input type="checkbox"/> Master Sign Program (MS) |
| <input checked="" type="checkbox"/> Rezoning (ZN) | <input type="checkbox"/> Development Review (Minor) (SA) | <input type="checkbox"/> Community Sign District (MS) |
| <input type="checkbox"/> In-fill Incentive (II) | <input type="checkbox"/> Wash Modification (WM) | Other |
| <input type="checkbox"/> Conditional Use Permit (UP) | <input type="checkbox"/> Historic Property (HP) | <input type="checkbox"/> Annexation/De-annexation (AN) |
| Exemptions to the Zoning Ordinance | Land Divisions (PP) | <input type="checkbox"/> General Plan Amendment (GP) |
| <input type="checkbox"/> Hardship Exemption (HE) | <input type="checkbox"/> Subdivisions | <input type="checkbox"/> In-Lieu Parking (IP) |
| <input type="checkbox"/> Special Exception (SX) | <input type="checkbox"/> Condominium Conversion | <input type="checkbox"/> Abandonment (AB) |
| <input type="checkbox"/> Variance (BA) | <input type="checkbox"/> Perimeter Exceptions | Other Application Type Not Listed |
| <input type="checkbox"/> Minor Amendment (MA) | <input type="checkbox"/> Plat Correction/Revision | <input type="checkbox"/> |

Owner: Greg Engel, President
 Company: Spensa Arizona XV, LLC
 Address: 350 Highway Seven #200, Excelsior MN 55331
 Phone: 952.404.3381 Fax: _____
 E-mail: greg@spensagroup.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications; 4) to placing a development application on hold in order to continue processing a concurrent development application that is related to an another development application; and 5) that upon completion of the City review(s) of the development applications, one or more of the development application(s) may not be approved.

Property owner (Print Name): Greg Engel Title: President
Michael P. Leary per authorization Date: 11-3-18
 Signature

| | | |
|---|--|-----------------------|
| Official Use Only: | | Submittal Date: _____ |
| Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied | | |
| Staff Name (Print): _____ | | |
| Staff Signature: _____ | | Date: _____ |



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date:

11/9/18

Contact Name:

Firm Name:

MIKE LEARY

Address:

City, State, Zip:

RE: Application Accepted for Review.

93 - PA - 2018

Dear

MIKE LEARY

:

It has been determined that your Development Application for

MCDOWELL Mountain Community
STRATEG

has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Ceri McCarty

Name:

Doris McCarty

Title:

SENIOR PARTNER

Phone Number:

(480) 312-4214

Email Address:

DMcCarty

@ScottsdaleAZ.gov

23-ZN-2018
11/9/2018



City of Scottsdale Cash Transmittal

117414

117414
3 01169008
11/9/2018 PLN-1STOP
CRIV HP600G2019
11/9/2018 3:24 PM
\$2,140.00

Received From :

BELL GROUP
18061 N 99TH ST
SCOTTSDALE, AZ 85255
480-538-5471

Bill To :

Reference # 93-PA-2018

Issued Date 11/9/2018

Address 10101 E MCDOWELL MOUNTAIN RANCH RD

Paid Date 11/9/2018

Subdivision

Payment Type CHECK

Marketing Name

Lot Number

Cost Center

MCR

Metes/Bounds No

Jurisdiction SCOTTSDALE

APN 217-14-003M

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

Capital Services MMRR LLC

Net Lot Area 0

Sewer Type

8525 E. Pinnacle Peak Road

Number of Units 1

Meter Size

Scottsdale, AZ 85255

Density

QS 35-52

(480) 991-1111

| Code | Description | Additional | Qty | Amount | Account Number |
|------|----------------------|------------|-----|------------|-----------------|
| 3170 | REZONING APPLICATION | | 1 | \$2,140.00 | 100-21300-44221 |

City of Scottsdale

7447 E. Indian School Rd.
Scottsdale, AZ 85251

(480) 312-2500

One Stop Shop

Date: 11/9/2018 Cashier: CRIV
Office: PLN-1STOP Mach ID: HP600G20199
Tran #: 3 Batch #: 69021

Receipt: 01169008 Date: 11/9/2018 3:24 PM
117414

3170 REZONING APP \$2,140.00

TENDERED AMOUNTS:

Check Tendered: \$2,140.00
Chk #: 06305504 GEORGE H. BELL/BELL GROUP

Transaction Total: \$2,140.00

Thank you for your payment.
Have a nice day!

23-ZN-2018
11/9/2018

SIGNED BY MIKE LEARY ON 11/9/2018

Total Amount **\$2,140.00**

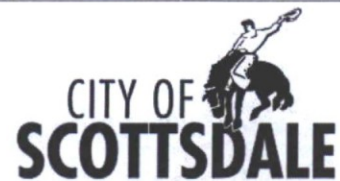
(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction permit if additional funds are due. Payment will be due within 30 days notification.

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 117414

Rezoning

Development Application Checklist



Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements For Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 12 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.

PART I -- GENERAL REQUIREMENTS

| Req'd | Rec'd | Description of Documents Required for Complete Application. No application shall be accepted without all items marked below. |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Rezoning Application Checklist (this list) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Zoning Application Fee \$ <u>2,140</u> (subject to change every July) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Completed Development Application (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 4. Request to Submit Concurrent Development Applications (form provided) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Letter of Authorization (from property owner(s) if property owner did not sign the application form) |

Planning and Development Services

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Rezoning Development Application Checklist

| | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Appeal of Required Dedications, Exactions, or Zoning Regulations (form provided) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Commitment for Title Insurance – No older than 30 days from the submittal date <ul style="list-style-type: none"> 8-1/2" x 11" – ① copy Include complete Schedule A and Schedule B. (requirements form provided) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Legal Description: (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> 8-1/2" x 11" – ② copies |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 10. Results of ALTA Survey (24" x 36") FOLDED <ul style="list-style-type: none"> 24" x 36" – ① copies, <u>folded</u> (The ALTA Survey shall not be more than 30 days old) Digital – ① copy (CD/DVD, PDF Format) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 11. Request for Site Visits and/or Inspections (form provided) |
| | | 12. Addressing Requirements (form provided) |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Draft Development Agreement <ul style="list-style-type: none"> 8-1/2" x 11" – ③ copies Must adhere to the Maricopa County Recorder requirements |
| | | 14. Proposition 207 waiver or refusal (Delay submittal until after the Planning Commission Hearing) (sample agreement information provided) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 15. Public Participation: (form provided) <ul style="list-style-type: none"> Provide one copy of the Citizen Review Plan and Report If substantial modifications are made to an application, additional notification may be required by the Zoning Administrator, or designee. When required, provide one copy of the Citizen Review Report addendum. |
| | | 16. Request for Neighborhood Group/Homeowners Association (form provided) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Site Posting Requirements: (form provided (white and red signs) <ul style="list-style-type: none"> Affidavit of Posting for Project Under Consideration Affidavit of Posting for Planning Commission Public Hearing (Delayed submittal). Affidavit must be turned in 20 days prior to Planning Commission hearing. Affidavit of Posting for City Council Public Hearing (Delayed submittal). Affidavit must be turned in 20 days prior to City Council hearing. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 18. School District Notification – (form provided) Required for all applications that include residential uses. |

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Rezoning Development Application Checklist

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|--|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 19. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper <ul style="list-style-type: none"> 8-1/2" x 11" - ① copy of the set of prints See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 20. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Archaeology Survey and Report - ③ copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - ③ copies <input type="checkbox"/> Copies of Previous Archeological Research - ① copy |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 21. Completed Airport Vicinity Development Checklist – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided) |
| PART II -- REQUIRED NARRATIVE, PLANS & RELATED DATA | | |
| Req'd | Rec'd | Description of Documents Required for Complete Application. No application shall be accepted without all items marked below. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 22. Plan & Report Requirements For Development Applications Checklist (form provided) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 23. Development Plan |
| Req'd | Rec'd | |

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Rezoning Development Application Checklist

| | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>a. Application Narrative</p> <ul style="list-style-type: none"> • 8 ½" x 11" – ④ copies <input checked="" type="checkbox"/> The application narrative shall specify how the proposal separately addresses each of the following: <ul style="list-style-type: none"> • goals and policies/approaches of the General Plan • goals and polices of the applicable Character Area Plan • architectural character, including environmental response, design principles, site development character, and landscape character <input checked="" type="checkbox"/> Please review the applicable zoning district and/or overlay provisions for any findings, justifications, and/or explanations that are required to be met. Each finding, justification, and/or explanation shall be separately identified with a corresponding response in the application narrative. (PRD, PCD, PBD, PUD, etc) <input type="checkbox"/> In addition, the following applicable information shall be incorporated into the application narrative: <ul style="list-style-type: none"> <input type="checkbox"/> separate justification(s) for each requested modifications to regulations and standards, <input type="checkbox"/> bonus provisions and justifications, <input type="checkbox"/> methodology to address the City's Sensitive Design Principles, and applicable design guidelines pertaining to: architectural character, environmental response, site development character, and landscape character, and/or <input type="checkbox"/> Historic Property – existing or potential historic property. <ul style="list-style-type: none"> ○ (Describe how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan) |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>b. Legislative draft of the proposed development standards, or amended development standards (form provided)</p> <ul style="list-style-type: none"> • 8 ½" x 11" – ③ copies <p>(Must adhere to the Maricopa County Recorder requirements)</p> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>c. Legislative draft of the list of Land Uses, if proposed (PBD, SC)</p> <ul style="list-style-type: none"> • 8 ½" x 11" – ② copies <p>(Must adhere to the Maricopa County Recorder requirements)</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>d. A dimensioned plan indicating the proposed boundaries of the application</p> <ul style="list-style-type: none"> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital - ① copy (CD/DVD – PDF Format) |

on ALTA

Planning and Development Services

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Rezoning Development Application Checklist

| | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>e. Context Aerial with the proposed site improvements superimposed</p> <ul style="list-style-type: none"> 24" x 36" – ② color copies, <u>folded</u> 11" x 17" – ① color copy, <u>folded</u> 8 ½" x 11" – ① color copy (quality suitable for reproduction) <p>Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:</p> <p>_____ 750 foot radius from site</p> <p>_____ 1/4 mile radius from site</p> <p>_____ Other: _____</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>f. Site Plan</p> <ul style="list-style-type: none"> 24" x 36" – ①⑥ copies, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction) Digital - ① copy (CD/DVD – PDF Format) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>g. Subdivision Plan</p> <ul style="list-style-type: none"> 24" x 36" – ①⑥ copies, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction) Digital - ① copy (CD/DVD – PDF Format) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>h. Open Space Plan (Site Plan Worksheet) (example provided)</p> <ul style="list-style-type: none"> 24" x 36" – ① copies, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction) Digital - ① copy (CD/DVD – PDF Format) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>i. Site Cross Sections</p> <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>j. Natural Area Open Space Plan (ESL Areas)</p> <ul style="list-style-type: none"> 24" x 36" – ② copies, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) |

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Rezoning Development Application Checklist

| | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>k. Topography and slope analysis plan (ESL Areas)</p> <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>l. Phasing Plan</p> <ul style="list-style-type: none"> 24" x 36" – ③ copies, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction) Digital - ① copy (CD/DVD – PDF Format) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>m. Landscape Plan</p> <ul style="list-style-type: none"> All plans shall be <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) 24" x 36" – ② copies, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction) Digital - ① copy (CD/DVD – PDF Format) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>n. Hardscape Plan</p> <ul style="list-style-type: none"> All plans shall be <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) 24" x 36" – ② copies, <u>folded</u> of <u>black and white line drawings</u> 11" x 17" – ① copy, <u>folded</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>o. Transitions Plan</p> <ul style="list-style-type: none"> 24" x 36" – ② copies, <u>folded</u> 11" x 17" – ① copy (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction) Digital – ① copy (CD/DVD – PDF Format) |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>p. Parking Plan</p> <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① color copy (quality suitable for reproduction) Digital – ① copy (CD/DVD – PDF Format) |

Planning and Development Services

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Rezoning Development Application Checklist

| | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | q. Parking Master Plan See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits. <ul style="list-style-type: none"> 8-1/2" x 11" - ② copies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | r. Pedestrian and Vehicular Circulation Plan <ul style="list-style-type: none"> 24" x 36" - ③ copies, <u>folded</u> 11" x 17" - ① copy, <u>folded</u> (quality suitable for reproduction) 8 1/2" x 11" - ① color copy (quality suitable for reproduction) Digital - ① copy (CD/DVD - PDF Format) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | s. Elevations <ul style="list-style-type: none"> 24" x 36" - ② copies <u>folded</u> black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.) 24" x 36" - ② color copies, <u>folded</u> 11" x 17" - ① color copy, <u>folded</u> (quality suitable for reproduction) 11" x 17" - ① copy, <u>folded</u> black and white line drawing (quality suitable for reproduction) 8 1/2" x 11" - ① color copy, (quality suitable for reproduction) 8 1/2" x 11" - ① copy black and white line drawing (quality suitable for reproduction) Digital - ① copy (CD/DVD - PDF Format) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | t. Elevations Worksheet(s) Required for all Development applications to rezone to Planned Unit Development (PUD) and Downtown when elevations are required to be submitted. <ul style="list-style-type: none"> 24" x 36" - ② copies, <u>folded</u> Digital - ① copy (CD/DVD - PDF Format) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | u. Perspectives <ul style="list-style-type: none"> 11" x 17" - ① color copy, <u>folded</u> (quality suitable for reproduction) 8 1/2" x 11" - ① color copy (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | v. Floor Plans <ul style="list-style-type: none"> 24" x 36" - ① copy, <u>folded</u> 11" x 17" - ① copy, <u>folded</u> (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | w. Floor Plan Worksheet(s) (Required for restaurants, bars or development containing there-of, and multi-family developments): <ul style="list-style-type: none"> 24" x 36" - ① copy, <u>folded</u> 11" x 17" - ① copy, <u>folded</u> (quality suitable for reproduction) Digital - ① copy (CD/DVD - PDF Format) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | x. Roof Plan Worksheet(s) <ul style="list-style-type: none"> 24" x 36" - ① copy, <u>folded</u> |

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Rezoning Development Application Checklist

| | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>y. Electronic Massing Model:</p> <ul style="list-style-type: none"> • 11" x 17" – ① color copy, <u>folded</u> • 8 ½" x 11" – ① color copy (quality suitable for reproduction) <p>Scaled model indicating building masses on the site plan and the mass of any building within:</p> <p>_____ 750 foot radius from site</p> <p>_____ Other: _____</p> <p>(The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)</p> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>z. Solar Analysis</p> <p>The solar analysis shall be completed for twenty first day of March, June, September, and December at 6:00 a.m., 9:00 a.m., 12:00 p.m., 3:00 p.m. and 6:00 p.m.</p> <p>Required for all Development applications to rezone to Planned Unit Development (PUD).</p> <ul style="list-style-type: none"> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>aa. Exterior Lighting Site Plan</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>bb. Manufacturer Cut Sheets of All Proposed Lighting</p> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>cc. Cultural Improvement Program Plan</p> <p>_____ Conceptual design</p> <ul style="list-style-type: none"> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction) <p>_____ Narrative explanation of the methodology to comply with the requirement/contribution.</p> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>dd. Sensitive Design Concept Plan and Proposed Design Guidelines</p> <p>(Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)</p> <ul style="list-style-type: none"> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>ee. Master Thematic Architectural Character Plan</p> <ul style="list-style-type: none"> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction) |

on Tuesday 7/14/2017

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Rezoning Development Application Checklist

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <div style="display: flex; align-items: center;"> <div style="font-size: 2em; color: red; margin-right: 10px; line-height: 1;">N/A</div> <div> ff. Conceptual Signage Plan <ul style="list-style-type: none"> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① color copy (quality suitable for reproduction) </div> </div> |
| <input type="checkbox"/> | <input type="checkbox"/> | gg. Other: <hr style="border: 0; border-top: 1px solid black; margin: 10px 0;"/> <div style="margin-left: 20px;"> <input type="checkbox"/> 24" x 36" – _____ copy(ies), <u>folded</u> <input type="checkbox"/> 11" x 17" – _____ copy(ies), <u>folded</u> (quality suitable for reproduction) <input type="checkbox"/> 8 ½" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – ① copy (CD/DVD – PDF Format) </div> |

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Rezoning Development Application Checklist

| | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>24. Development Plan Booklets</p> <ul style="list-style-type: none"> • 11" x 17" – ③ copies (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction) • Digital – ① copy (CD/DVD – PDF Format) • 8 ½" x 11" – ③ copies on archival (acid free) paper: this is a delayed submittal that is to be made after the Planning Commission recommendation. <p>The Development Plan Booklets shall include the following:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Application Narrative <input type="checkbox"/> Legislative draft of the proposed development standards, or amended development standards <input type="checkbox"/> Legislative draft of the proposed List of Land Uses <input checked="" type="checkbox"/> A dimensioned plan indicating the proposed boundaries of the application <input type="checkbox"/> Context Aerial with the proposed Site Plan superimposed <input type="checkbox"/> Site Plan <input type="checkbox"/> Subdivision Plan <input type="checkbox"/> Open Space Plan <input type="checkbox"/> Phasing Plan <input type="checkbox"/> Landscape Plan <input type="checkbox"/> Hardscape Plan <input type="checkbox"/> Transitions Plan <input type="checkbox"/> Parking Plan <input type="checkbox"/> Pedestrian and Vehicular Circulation Plan <input type="checkbox"/> Conceptual Elevations <input type="checkbox"/> Conceptual Perspectives <input type="checkbox"/> Electronic Massing Model <input type="checkbox"/> Solar Analysis <input type="checkbox"/> Exterior Lighting Plan <input type="checkbox"/> Manufacturer Cut Sheets of All Proposed Lighting <input type="checkbox"/> Cultural Amenities Plan <input type="checkbox"/> Special Impacts Analysis (Lighting Program, Dust Control, Noise Analysis and Control) <input type="checkbox"/> Sensitive Design Concept Plan and Proposed Design Guidelines (architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) <input type="checkbox"/> Master Thematic Architectural Character Plan <input type="checkbox"/> Conceptual Signage Plan <input type="checkbox"/> Other: <hr/> <p>Color and black and white line drawings shall be provided in accordance with the individual plan requirements above.</p> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <p>25. Proposed Public Benefit Narrative, Plan, and Total Construction Cost Estimate for proposed development standard bonus(es)</p> <p>(PBD, Infill Incentive, or PCP rezoning applications that include the use bonus provisions. A professional consultant shall provide the Total Construction Cost Estimate)</p> |

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Rezoning Development Application Checklist

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|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>26. Preliminary Drainage Report</p> <p>See Chapter 4 of the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage reports. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, and topography maps. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> Hardcopy - 8-1/2" x 11" - ① copy of the Preliminary Drainage Report including full size plans/maps in pockets Digital - ① copy of the Drainage Report. Any advanced hydraulic or hydrologic models shall be included (see handout submittal instructions) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>27. Preliminary Grading and Drainage Plan</p> <p>See Chapter 4 of the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for the plan. The preliminary grading and drainage plan may be included as part of the preliminary drainage report.</p> <ul style="list-style-type: none"> Hardcopy - 24" x 36" - ① copy of the Preliminary Grading and Drainage plan. Digital - ① copy of the Preliminary Grading and Drainage Plan (see handout submittal instructions) |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>28. Master Drainage Plan</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> 8-1/2" x 11" - ① copy of the Drainage Report including full size plans/maps in pockets Digital - ① copy (see handout submittal instructions) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>29. Preliminary Basis of Design Report for Water</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report must include all required exhibits and plans.</p> <p style="background-color: yellow;"><u>Submit by one of the options below:</u></p> <ul style="list-style-type: none"> Email (see handout submittal instructions) CD/DVD 8-1/2" x 11" - ④ copies – the report shall be bound, all full size plans/maps provided in pockets. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>30. Preliminary Basis of Design Report for Wastewater</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound and must include all required exhibits and plans.</p> <p style="background-color: yellow;"><u>Submit by one of the options below:</u></p> <ul style="list-style-type: none"> Email (see handout submittal instructions) CD/DVD 8-1/2" x 11" - ④ copies – the report shall be bound, all full size plans/maps provided in pockets. |

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Rezoning Development Application Checklist

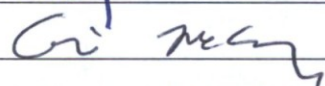
| | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 31. Master Plan for Water Contact the Water Resources Department at 480-312-5685 to discuss offsite and onsite analysis and report content. The report shall be bound and must include all required exhibits and plans. <u>Submit by one of the options below:</u> <ul style="list-style-type: none"> Email (see handout submittal instructions) CD/DVD 8-1/2" x 11" - ④ copies – the report shall be bound, all full size plans/maps provided in pockets. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 32. Master Plan and Design Report for Wastewater Contact the Water Resources Department at 480-312-5685 to discuss offsite and onsite analysis and report content. The report shall be bound and must include all required exhibits and plans. <u>Submit by one of the options below:</u> <ul style="list-style-type: none"> Email (see handout submittal instructions) CD/DVD 8-1/2" x 11" - ④ copies – the report shall be bound, all full size plans/maps provided in pockets. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 33. Transportation Impact & Mitigation Analysis (TIMA) Please review the City's Design Standards & Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans. <input checked="" type="checkbox"/> Category 1 Study <input type="checkbox"/> Category 2 Study <input type="checkbox"/> Category 3 Study <ul style="list-style-type: none"> Email (see handout submittal instructions) 8-1/2" x 11" - ③ copies of the Transportation Impact & Mitigation Analysis Water including full size plans/maps in pockets |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 34. Native Plant Submittal Requirements: (form provided) <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u>. (Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development) <ul style="list-style-type: none"> See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements. |
| <input type="checkbox"/> | <input type="checkbox"/> | 35. Environmental Features Map <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) |
| ① | <input checked="" type="checkbox"/> | 36. Other: <u>STORAGE PARKING STUDY</u> |
| ② | <input checked="" type="checkbox"/> | <u>AMENDED C-1 SETBACK FROM RI-35</u> |

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Rezoning Development Application Checklist

PART III – SUBMITTAL OF THE DEVELOPMENT APPLICATION

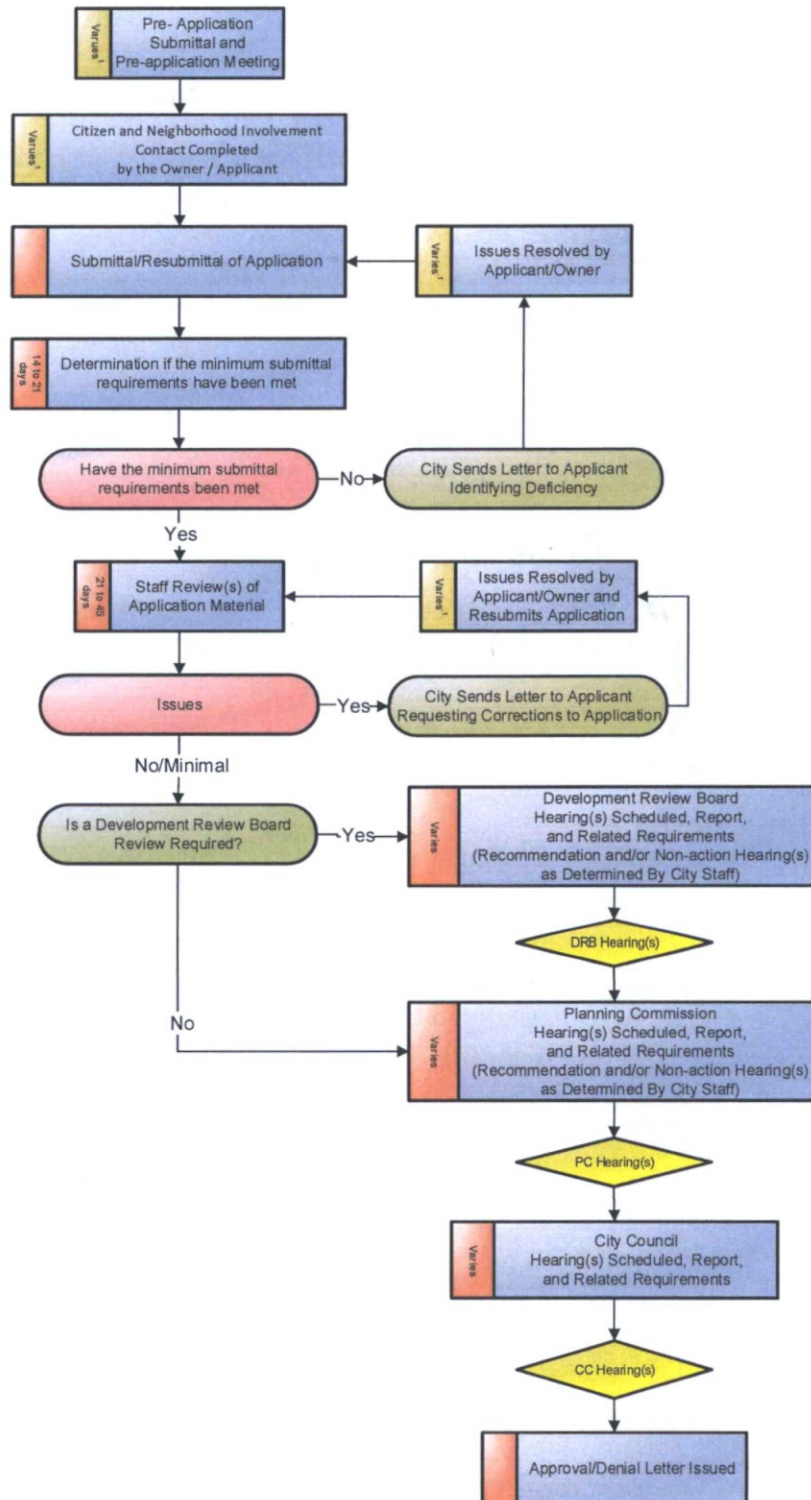
| Req'd | Rec'd | Description of Documents Required for Complete Application. No application shall be accepted without all items marked below. |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 37. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7767 . Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>93</u> -PA- <u>2018</u> . |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 38. Submit all items indicated on this checklist pursuant to the Submittal Instructions provided. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 39. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 40. Delayed Submittal. Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request. |
| <input checked="" type="checkbox"/> | | <p>41. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>Doris McCarty</u> Phone Number: <u>480-312- 4214</u></p> <p>Coordinator email: <u>DMcCarty</u> @scottsdaleaz.gov Date: <u>2/26/18</u></p> <p>Coordinator Signature: <u></u></p> <p>If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application needs a: <input type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p>Required Notice</p> <p>Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning and Development Services, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning and Development Services Director. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning and Development Services' One Stop Shop, or from the city's website: http://www.scottsdaleaz.gov/planning-development/forms</p> <p>Planning and Development Services One Stop Shop Planning and Development Services Director 7447 E. Indian School Rd, Suite 105 Scottsdale, AZ 85251 Phone: (480) 312-7000</p> |

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Development Application Process

Abandonment (AB), Municipal Use Master Site Plan (UP), Infill Incentive (II), & Zoning District Map Amendment (ZN)



Note:
1. Time period determined by owner/applicant.

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Public Participation - Non-major General Plan (GP) Zoning (ZN)



Public participation ensures early notification and involvement prior to formal application submittal, which is an integral component of Scottsdale's public hearing process.



Step 1: Complete Citizen Review Plan prior to conducting neighborhood outreach

- A. The Plan shall include:
 1. Where and when the open house will be held
 2. How and when neighbors will be notified
 3. School districts shall be notified 30 days prior to filing the formal application when rezoning from a non-residential to a residential district or when greater residential densities are proposed. Refer to the Collaborative City and School Planning packet.

Step 2: Complete Neighborhood Involvement Outreach

Hold a minimum of 1 Open House Meeting prior to formal application submittal.

- Send open house invite via 1st Class Letter to property owners & HOAs within 750' of the property that is the subject of the rezoning or non-major General Plan amendment, to the City's interested parties lists (GP list and standard list), and to the City project coordinator. Invitations need to be sent at least 10 calendar days prior to the open house meeting, and include the following information:
 - Project request and description
 - Pre-application number (xx-PA-xxxx)
 - Project location (street address)
 - Size (e.g. Number of acres of project, square footage of lot)
 - Existing General Plan land use designation graphic for zoning cases
 - Existing and Proposed General Plan land use designations for non-major GP cases
 - Zoning (for ZN case: existing and proposed graphics)
 - Applicant and City contact names, phone numbers, and email addresses
 - Scheduled open house(s) - including time, date, and location
 - Any associated active cases
- Post **Project Under Consideration** sign at least 10 calendar days prior to your Open House Meeting (See Project Under Consideration (White Sign) posting requirements)
- E-mail open house information to the Project Coordinator and to: planninginfo@scottsdaleaz.gov
- Provide sign-in sheets and comment sheets at the open house meeting
- Avoid holding the Open House meeting on holidays, weekends, and during working hours
- Maintain contact with neighbors throughout the process and make as many contacts that are warranted to achieve productive neighborhood involvement
- Hold additional open house meetings as necessary to encourage public participation and productive neighborhood involvement

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Public Participation - Non-major General Plan (GP) Zoning (ZN)



Step 3: Complete and include a Neighborhood Involvement Report/Citizen Review Plan with application submittal

The Report shall include:

- A. Details of the methods used to involve the public including:
 1. A map showing the number of and where notified neighbors are located
 2. A list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOAs)
 3. The dates contacted, how they were contacted, and the number of times contacted
 4. Copies of letters or other means used to contact neighbors, school districts, and HOAs; along with copies of all comments, letters, and correspondence received
 5. List of dates and locations of all meetings (e.g. open house meetings, meetings with individual/groups of citizens, and HOA meetings)
 6. The open house sign-in sheets, a list of all people that participated in the process, and comment sheets, along with a written summary of the meeting
 7. The completed affidavit of sign posting with a time/date stamped photo (form provided)
- B. A written summary of the public comments including: project aspects supported of issue or concern and problems expressed by citizens during the process including:
 1. The substance of the comments
 2. The method by which the applicant has addressed or intends to address the comments identified during the process

Step 4: Post public hearing sign at least 15 calendar days prior to public hearing (see Public Hearing (Red Sign) posting requirements), and submit the completed affidavit of sign posting with a time/date stamped photo

City will conduct additional public notification

- Mailing out postcards to property owners within 750 feet of the property that is the subject of the rezoning or non-major General Plan amendment
- Publishing required legal ad in newspaper
- Posting case information on the City website
- Posting case information on social media
- Sending case information to email subscribers

Related Resources:

- Project Under Consideration Sign Posting Requirements
- Affidavit of Posting
- Public Hearing Sign Posting Requirements
- Collaborative City and School Planning Packet
- Zoning Ordinance Sec. 1.305.C (Citizen Review Process)
- City of Scottsdale General Plan 2001

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Request for Site Visits and/or Inspections

Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: 93-PA-2018

Project Name: McDowell Mountain Community Storage

Project Address: 10101 E. McDowell Mtn. Ranch Road

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owner's agent:

MICHAEL P. LEART
Print Name

MICHAEL P. LEART
Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning and Development Services

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REZONING REQUEST

Case # 23-ZN-2018

for

McDowell Mountain Community Storage

10101 E. McDowell Mountain Ranch Road

by

The Bell Group

Prepared by

Michael Leary
Michael P. Leary LTD
10278 E. Hillery Drive
Scottsdale, AZ 85255

Submitted: December 31, 2018

23-ZN-2018
12/31/2018

NARRATIVE

I. INTRODUCTION

The Bell Group has contracted to purchase and develop a 4.7 acre parcel located at the southwest corner of Thompson Peak Parkway (TPP) and McDowell Mountain Ranch Road (MMRR). The request is to rezone the property from PCoC (Planned Convenience Center - Environmentally Sensitive Lands) to C-1 ESL (Neighborhood Commercial – Environmentally Sensitive Lands) to allow the development of secure, climate controlled, indoor self-storage facility. An “internalized community storage (“ICS”) use is a permitted use in C-1 and the request is in conformance with the General Plan.

II. SITE AND SURROUNDING PROPERTIES

The site is an irregularly shaped and narrow remnant that was originally part of the Superpumper property located on the hard corner. The Dakota apartments are immediate across MMRR to the north. Across TPP to the east is the Arabian Library and Aquatic Center. To the west and south are a few vacant properties that are General Planned for “office” and “urban residential”. Further south is Westworld’s support facility which includes the CAP water retention basin. The property has a segment of the Old Rio Verde Canal which has been obliterated throughout its length in Phoenix and Scottsdale (including thru Westworld) and is not on any National, State or Scottsdale Historic Register.

III. PROPOSED DEVELOPMENT

The proposed development consists of a 665 unit indoor-only, climate-controlled and secured self-storage facility. Access to TPP and MMRR is through the two existing drives. Two building pads and associated parking are being reserved should there be future interest in small retail/office use. However the initial improvements will only include the storage building and parking required for the storage use. An otherwise usable southern portion of the property is being left in its natural state and includes the old Rio Verde Canal which has been reclaimed by dense native vegetation and qualifies as NAOS.

IV. GENERAL PLAN REVIEW

The current and proposed zoning classifications are consistent with the General Plan Land Use “commercial” classification and both “neighborhood” zoning districts. Furthermore the proposed use provides greater benefits in satisfying the overall General Plan’s goals per Attachment A.

V. REZONING JUSTIFICATION

The decades old miss-application of PCoC zoning on the property is the primary reason why the property hasn’t developed in the last 25 years. The property was zoned as part of the 3,200 acre McDowell Mountain Ranch Master Plan approved in 1993. PCoC was a well-intended planning attempt to imbed into neighborhoods very limited and small retail uses (originally 1,000 sf max with residential units above) on parcels no greater than 1 acre. The PCoC goal was to encourage - in suburban settings - what historically has worked in urban settings. Predictably the

concept was less than successful as there are only two properties in the City having PCoC zoning - the subject and one south of Cactus on 94th Street (the southern continuation of Thompson Peak Parkway). Neither site is imbedded in neighborhoods but located on arterial streets.

Nonetheless the 7.2 acres (subject site and Superpumper) were zoned PCoC even though the PCoC maximum property size was amended and increased to 3 acres. This anomaly was not realized when the gas station was developed but the error has technically eliminated any development rights on the property due its 4.7 acre size being well in excess of the 3-acre maximum allowed. Rezoning the property to C-1 would remedy the non-conformance as there is no maximum property size.

As in the case of other similar requests approved by the City, a self-storage facility generates minimal traffic, can work on difficult to develop properties, has minimal demand on City services, and provides significant economic benefits to the City.

VI. AMENDMENT TO R1-35 REQUIRED SETBACKS

The C-1 zoning district requires a building setback of 50' from single-family and 25' from multi-family zoning. The vacant property to the west maintains its annexation R1-35 zoning but obtained a General Plan amendment to "Urban Residential" (multi-family) in 2005. However the property has yet to be rezoned to multi-family residential. Consequently setbacks are being required as if the property would be developed as single-family residential. A 50' building setback is required from the R1-35 zoned property where 25' would be required if the property were zoned to multi-family. Likewise a 40' setback from McDowell Mountain Ranch Road is required where none would be required if the adjoining property were zoned multi-family. This anomaly also impacts the existing PCoC zoning which would require the same 40' building setback from MMRR and but only 20' from the west property. To rectify this anomaly an amendment to the development standards would allow a 25' building setback from the west property line and eliminate the 40' setback from McDowell Mountain Ranch Road. However an existing channel along the west property line will likely increase the building setback to 30'.

GENERAL PLAN ELEMENTS

CHARACTER AND DESIGN ELEMENT

- 3. Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.**

- Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.

The property is isolated from residential areas and adjoins an existing service station, Westworld's barren detention basin, and planned multi-family/office on three remaining small properties to the west.

- 4. Encourage "streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.**

A 40' Buffered Setback is provided along Thompson Peak Pkwy along with an NAOS easement comprising the Old Verde Canal and area immediately south.

- Ensure compatibility with the natural desert in **Natural** streetscape areas. Plant selection should be those that are native to the desert and densities of planting areas should be similar to natural conditions.

The streetscape along Thompson Peak Parkway is retained in its desert natural state and plantings along McDowell Mountain Ranch Road will be revegetated with native desert plants.

- 7. Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.**

Building lighting is proposed on the east elevation facing TPP and not the north or west elevations. No pole lighting is proposed which supports the dark sky goal.

OPEN SPACE ELEMENT

- 1. Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces.**

The Old Verde Canal and the area south of the canal are being retained in their native desert state and secured by an NAOS easement.

- Develop a non-paved public trail system for hiking, mountain biking, and horseback riding and link these trails with other city and regional trails.

A non-paved trail is being required although the need is questionable based upon the other pathways immediately south which begin and end on TPP and MMRR.

- Protect the visual quality of open space, unique city characteristics, and community landmarks.

Although not on the Scottsdale Historic Register the Old Verde Canal is being retained in its natural state.

- Preserve scenic views and vistas of mountains, natural features, and rural landmarks.

As mentioned above, although not on the Scottsdale Historic Register the Old Verde Canal is being retained in its natural state.

- Relate the character of open spaces to the uses and character of different areas of the city.

Open spaces are predominantly maintained with the Old Verde Canal and the area immediately south which responds to the goals of the ESL ordinance.

- Preserve and integrate visual and functional connections between major city open spaces into the design of development projects.

Open space/NAOS areas are provided along TPP and MMRR.

- Evaluate open space design with these primary determinants: aesthetics, public safety, maintenance needs, water consumption, drainage considerations, and multi-use and desert preservation.

The ordinance required open space is greatly exceeded by an NAOS area which maximizes the desert aesthetics, requires minimal if any maintenance, and has zero water consumption. Existing drainageways are retained..

- Promote project designs that are responsive to the natural environment, people's needs, site conditions, and indigenous architectural approaches to provide unique character for the city.

The proposed development maintains the native desert environment, provides a neighborhood and community use that doesn't exist in the area, and the architectural approach will be defined as part of the DRB process.

- Apply a **Scenic Corridor** designation along major streets to provide for open space and opportunities for trails and paths. This designation should be applied using the following guidelines:
 - * There is a need for a landscaped buffer between streets and adjacent land uses.
 - * An enhanced streetscape appearance is desired.
 - * Views to mountains and natural or man-made features will be enhanced.

Although TPP is not a Scenic Corridor a 40' Buffered Setback is provided.

- Consider **Buffered Roadways** to provide the streetscape with a unique image that should also reduce the impacts of a major street on adjacent parcels. This type of designation is primarily an aesthetic buffer.

As stated above a 40' Buffered Setback is provided along TPP.

- Apply a **Desert Scenic Roadway** designation along the one mile and a half mile streets within the Environmentally Sensitive Lands Ordinance (ESLO) district that are not classified as scenic Corridors or Buffered Roadways to maintain and enhance open space along roadways in ESL areas.

Desert Scenic Roadways are to be located on one-mile and half-mile roadways within ESL. MMRR is located approximately 3,800' south of Bell Road (not 5,280' or 2,640') and exists for just 2 miles from 96th Street to Bell Road.

As such MMRR doesn't meet the criteria or intent.

- Apply up to a 100 foot scenic buffer along streets within and adjacent to the Recommended Study Boundary of the McDowell Sonoran Preserve on undeveloped (as of 10-04-2005) properties of 25 acres or larger.

Does not apply.

3. **Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.**

- Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.

Storage facilities are considered an extremely benign use as they generate very little traffic and little to no on-site or off-site impacts.

LAND USE ELEMENT

3. **Encourage and support a diversity of businesses that contribute to Scottsdale's sales and property tax base so that needed infrastructure, physical amenities, services, and the expansion of such services are provided.**

The proposed use increases property taxes and generates sale taxes while providing a service that is missing in the area and which doesn't put a burden on infrastructure or City services.

7. **Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.**

- **Protect sensitive natural features from incompatible development, and maintain the integrity of natural systems.**

The Old Verde Canal is being retained in its natural state.

- **Incorporate appropriate land use transitions to help integrate into surrounding neighborhoods.**

The property is isolated from nearby – not surrounding – neighborhoods.

The rezoning request is from one neighborhood classification (PCoC) to another similar neighborhood district (C-1).

- **Focus intense land uses along major transportation networks (such as the Pima Freeway and major arterial streets) and in urban centers (such as Old Town and the Airpark). Less intense land uses should be located within more environmentally sensitive lands.**

The storage facility is an extremely benign use and is located within ESL.

- **Sensitively integrate neighborhood services, schools, parks, and other civic amenities into the local physical and natural environments by establishing reasonable buffers and preserving the integrity of the natural terrain and open space networks.**

Does not apply

- **Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems.**

The vast amount of NAOS, proposed trail and roadway sidewalks satisfy this goal. Drainageways are unaffected by the proposal.

ECONOMIC VITALITY ELEMENT

3. **Encourage and support a diversity of businesses that contribute to Scottsdale's sales and property tax base so that needed infrastructure, physical amenities, services, and the expansion of such services are provided.**

The proposal replaces a vacant parcel with inconsequential property taxes and no sales tax with a commercial facility that greatly increases property taxes and generates sales tax revenue. The business has extremely low impact on the environment, infrastructure and City services. No residency is associated with the use and 2-3 individuals will be employed.

ENVIROMENTAL PLANNING ELEMENT

10. **Encourage environmentally sound "green building" alternatives that support sustainable desert living.**

- **Incorporate healthy, resource- and energy-efficient materials and methods in design, construction, and remodeling of buildings.**

Green building concepts will be incorporated with the development of the property. Significantly, the number of parking spaces are proposed to be eliminated thereby reducing pavement materials and the contribution to the heat island effect.

- **Protect and enhance the natural elements of all development sites.**

The vast NAOS/Open Space retain the natural elements of the site.

- **Improve the energy efficiency of the building envelope, equipment, and appliances.**

The building does not require glazing on the sun intensive west elevation which greatly reduces solar heat gain. Energy efficient equipment will be utilized.

- **Use low impact building materials.**

The majority of the building façade will utilize concrete block which is locally manufactured.

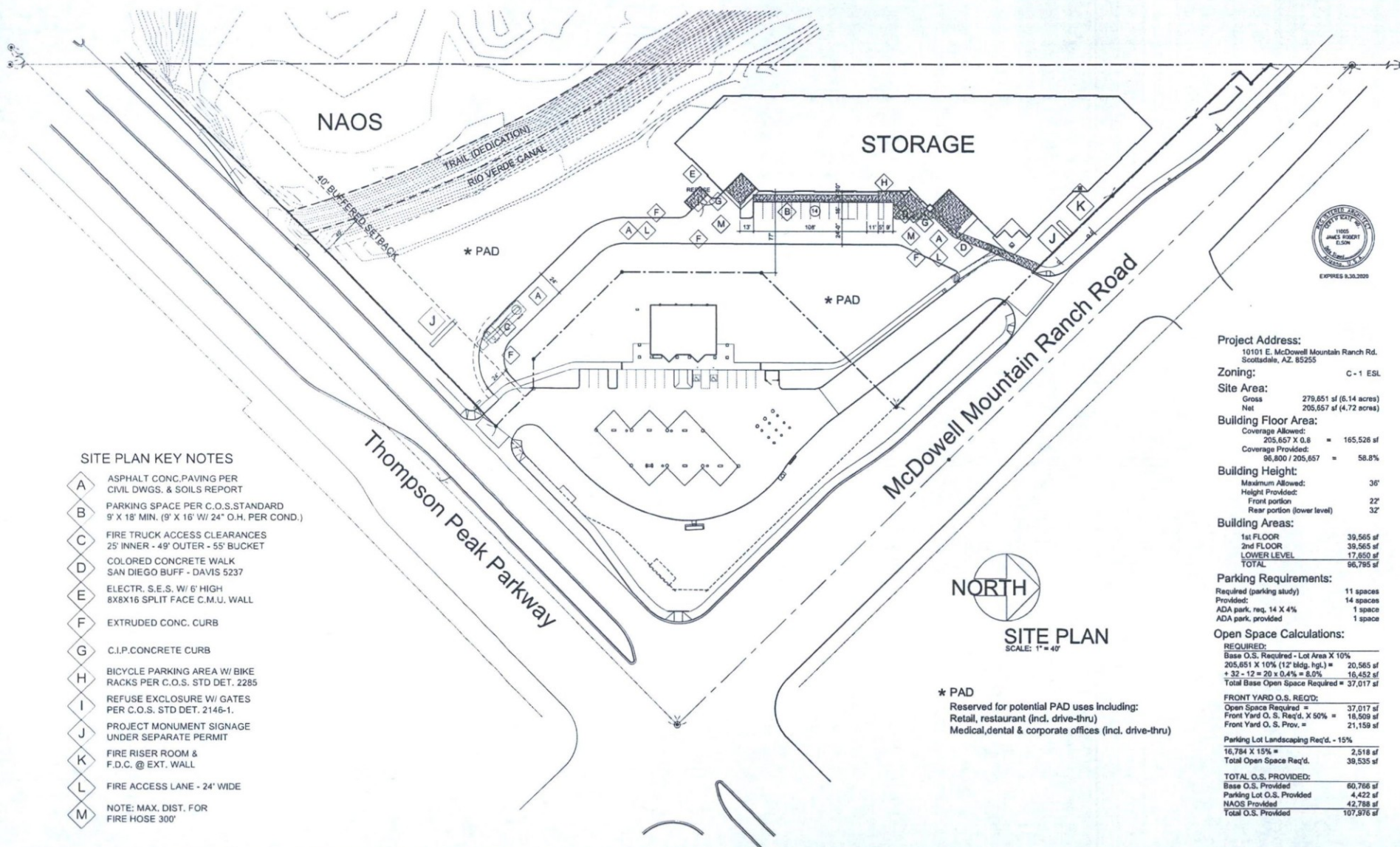
COMMUNITY MOBILITY ELEMENT

11. Provide opportunities for building “community” through neighborhood mobility.

- Strive for the highest standards of safety and security for all motorized and non-motorized modes.

Does not apply

- Promote non-motorized travel for short neighborhood trips, such as homes to schools, parks, libraries, retail centers, and civic spaces.
The nature of the use does not lend itself to short neighborhood pedestrian trips but does maintain the pedestrian access to the adjoining service station/convenience store.
- Provide a high level of service for pedestrians through facilities that are separated and protected from vehicle travel (e.g., placing landscaping between curbs and sidewalks).
Vehicle parking is located adjoining the building sidewalk which greatly reduces vehicular conflicts with pedestrians.
- Emphasize strong pedestrian orientation (e.g. shaded safe paths, links to civic spaces) to foster a strong sense of community.
The nature of the use does not create pedestrian activity. However shade structures are provided at the building entrance and loading areas.



SITE PLAN KEY NOTES

- A ASPHALT CONC. PAVING PER CIVIL DWGS. & SOILS REPORT
- B PARKING SPACE PER C.O.S. STANDARD 9' X 18' MIN. (9' X 16' W/ 24" O.H. PER COND.)
- C FIRE TRUCK ACCESS CLEARANCES 25' INNER - 49' OUTER - 55' BUCKET
- D COLORED CONCRETE WALK SAN DIEGO BUFF - DAVIS 5237
- E ELECTR. S.E.S. W/ 6' HIGH 8X8X16 SPLIT FACE C.M.U. WALL
- F EXTRUDED CONC. CURB
- G C.I.P. CONCRETE CURB
- H BICYCLE PARKING AREA W/ BIKE RACKS PER C.O.S. STD DET. 2285
- I REFUSE ENCLOSURE W/ GATES PER C.O.S. STD DET. 2146-1.
- J PROJECT MONUMENT SIGNAGE UNDER SEPARATE PERMIT
- K FIRE RISER ROOM & F.D.C. @ EXT. WALL
- L FIRE ACCESS LANE - 24' WIDE
- M NOTE: MAX. DIST. FOR FIRE HOSE 300'



SITE PLAN

SCALE: 1" = 40'

* PAD

Reserved for potential PAD uses including:
Retail, restaurant (incl. drive-thru)
Medical, dental & corporate offices (incl. drive-thru)

Project Address:

10101 E. McDowell Mountain Ranch Rd.
Scottsdale, AZ 85255

Zoning:

C - 1 ESL

Site Area:

Gross 279,651 sf (6.14 acres)
Net 205,657 sf (4.72 acres)

Building Floor Area:

Coverage Allowed: 205,657 X 0.8 = 165,526 sf
Coverage Provided: 96,800 / 205,657 = 58.8%

Building Height:

Maximum Allowed: 36'
Height Provided: 22'
Front portion (lower level) 32'

Building Areas:

| | |
|--------------|------------------|
| 1st FLOOR | 39,565 sf |
| 2nd FLOOR | 39,565 sf |
| LOWER LEVEL | 17,650 sf |
| TOTAL | 96,780 sf |

Parking Requirements:

| | |
|--------------------------|-----------|
| Required (parking study) | 11 spaces |
| Provided: | 14 spaces |
| ADA park, req. 14 X 4% | 1 space |
| ADA park, provided | 1 space |

Open Space Calculations:

REQUIRED:
Base O.S. Required - Lot Area X 10%
205,651 X 10% (12' bldg. hgt.) = 20,565 sf
+ 32' - 12' = 20 X 0.4% = 8.0% 16,452 sf
Total Base Open Space Required = 37,017 sf

FRONT YARD O.S. REQ'D:
Open Space Required = 37,017 sf
Front Yard O.S. Req'd. X 50% = 18,509 sf
Front Yard O.S. Prov. = 21,159 sf

Parking Lot Landscaping Req'd. - 15%
16,784 X 15% = 2,518 sf
Total Open Space Req'd. 38,535 sf

TOTAL O.S. PROVIDED:
Base O.S. Provided 60,766 sf
Parking Lot O.S. Provided 4,422 sf
NAOS Provided 42,788 sf
Total O.S. Provided 107,976 sf

McDOWELL MOUNTAIN COMMUNITY STORAGE
for the BELL GROUP, LLC
10101 E. McDOWELL MOUNTAIN RANCH ROAD

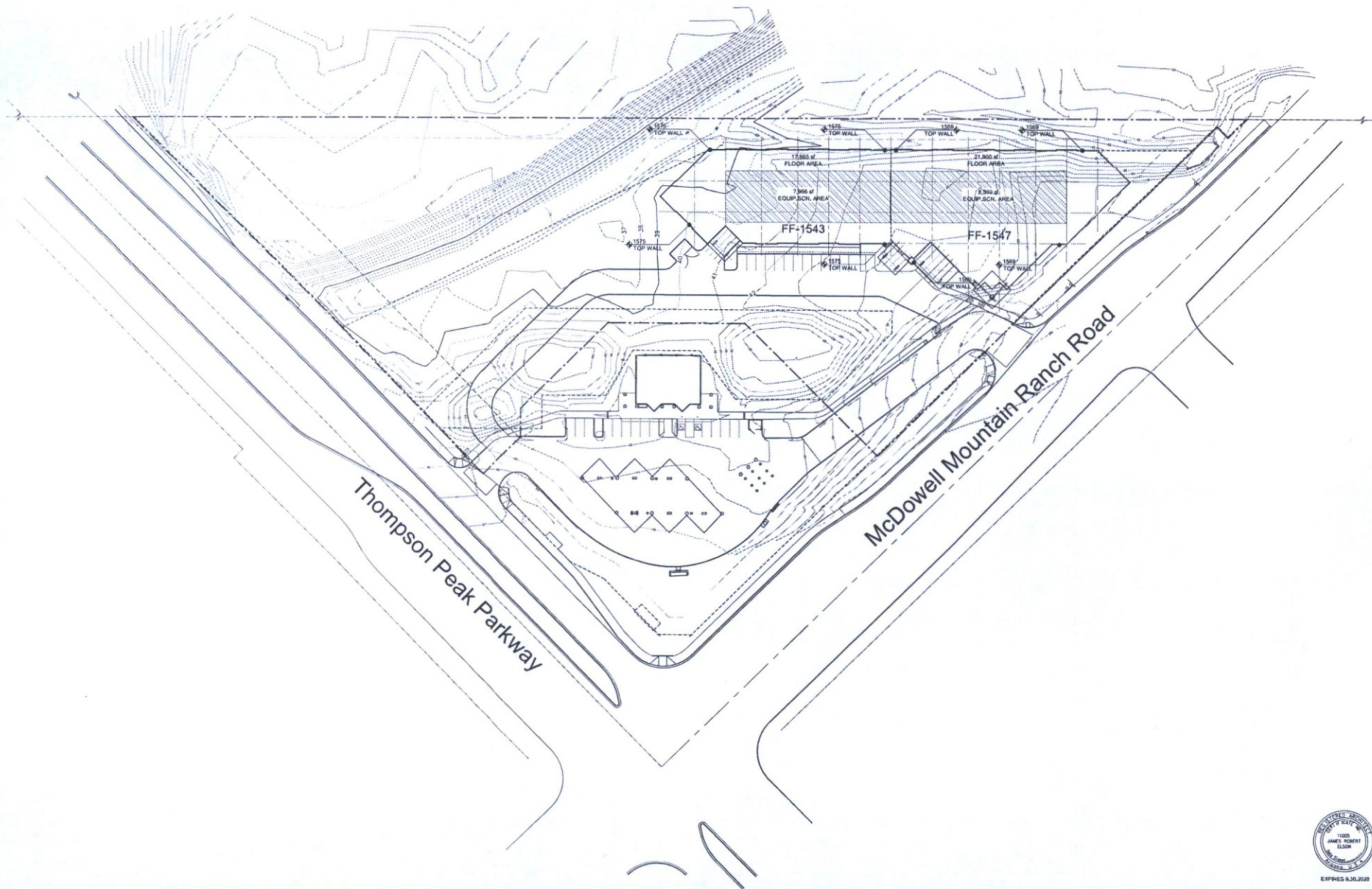
DATE: 11.8.18
REVISION: 12.30.18
COS. 30 DAY

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elison
architect

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Suite 100, Phoenix, AZ 85020
602.955.1111
www.jameselison.com

SD1
SITE PLAN

23-ZN-2018
12/31/2018



McDOWELL MOUNTAIN COMMUNITY STORAGE
for the BELL GROUP, LLC
10101 E. McDOWELL MOUNTAIN RANCH ROAD

DATE: 12.30.18
REVISED: COS: SD-GAY

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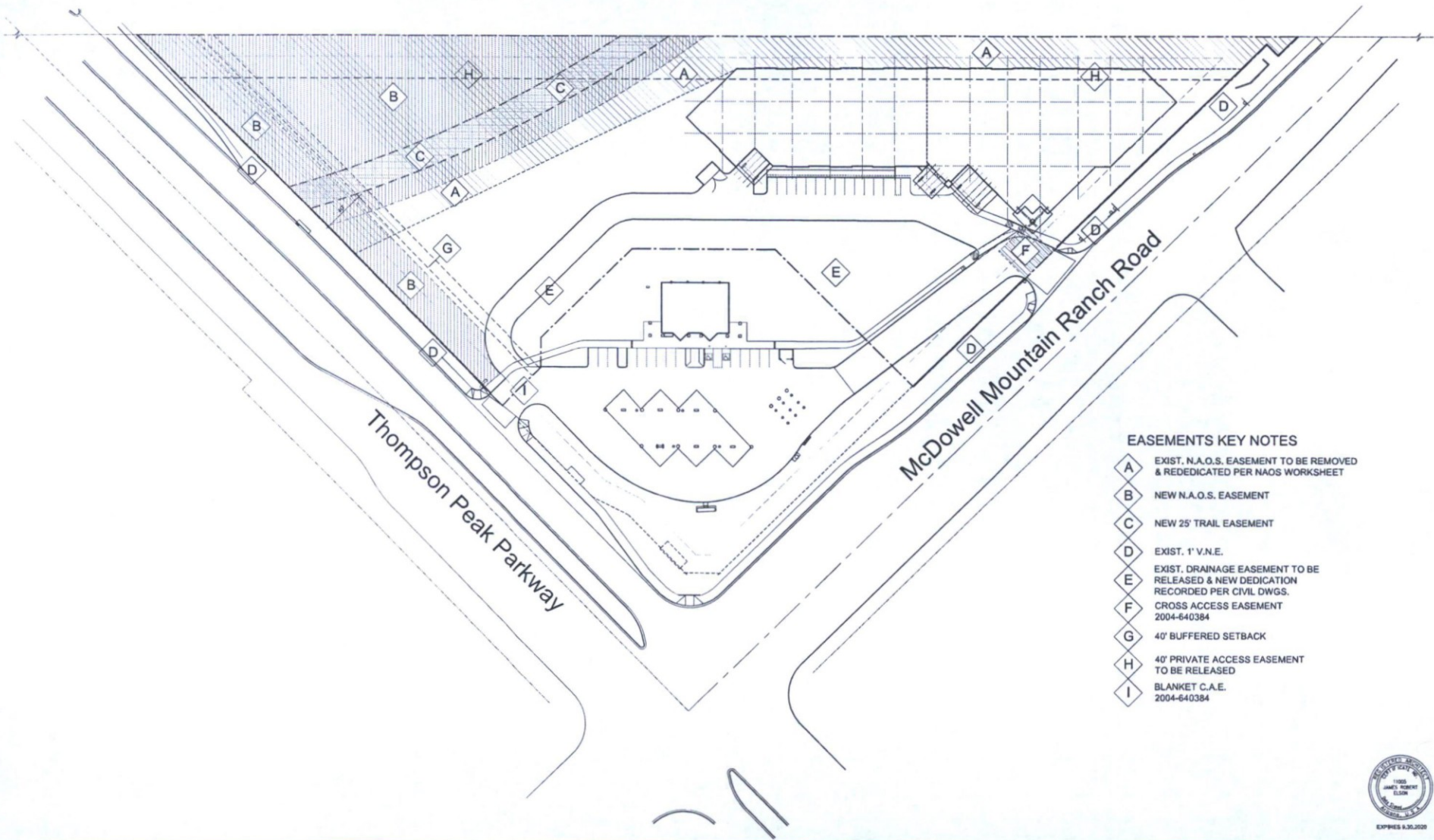


EXPPHES 9.30.2020

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j@jameselison.com
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SD2
SITE PLAN &
ROOF PLAN
PPT HGTS.

23-ZN-2018
12/31/2018



EASEMENTS KEY NOTES

- A** EXIST. N.A.O.S. EASEMENT TO BE REMOVED & REDEDICATED PER NADS WORKSHEET
- B** NEW N.A.O.S. EASEMENT
- C** NEW 25' TRAIL EASEMENT
- D** EXIST. 1' V.N.E.
- E** EXIST. DRAINAGE EASEMENT TO BE RELEASED & NEW DEDICATION RECORDED PER CIVIL DWGS.
- F** CROSS ACCESS EASEMENT 2004-640384
- G** 40' BUFFERED SETBACK
- H** 40' PRIVATE ACCESS EASEMENT TO BE RELEASED
- I** BLANKET C.A.E. 2004-640384

McDOWELL MOUNTAIN COMMUNITY STORAGE
for the BELL GROUP, LLC
10101 E. McDOWELL MOUNTAIN RANCH ROAD

DATE: 12/30/18
REVISED: COS 30 DAY

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elison
architect

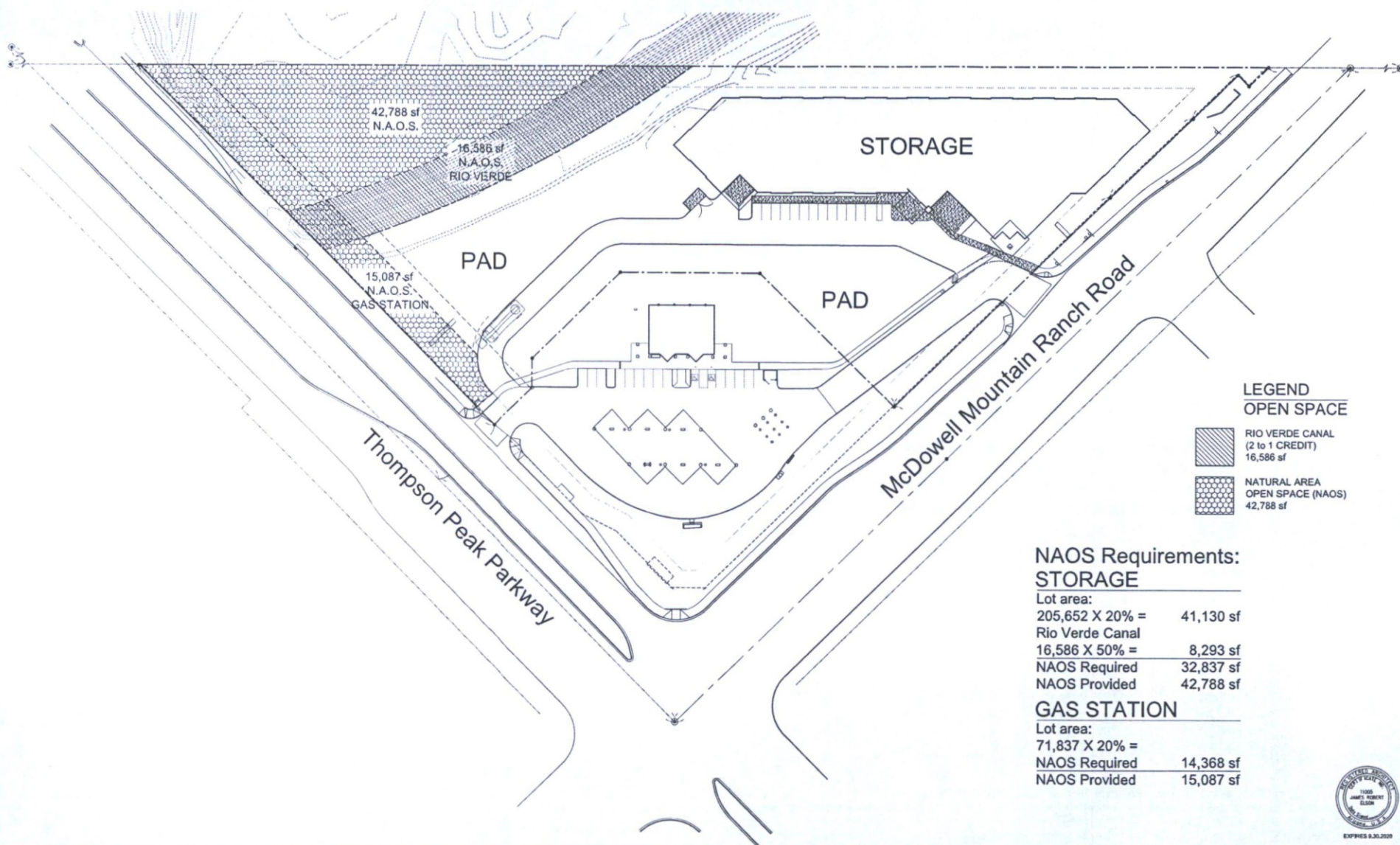


EXPIRES 8/30/2020

1/24/2018: 12/30/2018: signed
and sealed by: James R. Elison
Professional Engineer
1008
800-840-5211
480.413.3542
j@jre.com
jre@jre.com

SD3
SITE PLAN
EASEMENTS

23-ZN-2018
12/31/2018



LEGEND OPEN SPACE

-  RIO VERDE CANAL
(2 to 1 CREDIT)
16,586 sf
-  NATURAL AREA
OPEN SPACE (NAOS)
42,788 sf

NAOS Requirements: STORAGE

| | |
|-----------------|-----------|
| Lot area: | |
| 205,652 X 20% = | 41,130 sf |
| Rio Verde Canal | |
| 16,586 X 50% = | 8,293 sf |
| NAOS Required | 32,837 sf |
| NAOS Provided | 42,788 sf |

GAS STATION

| | |
|----------------|-----------|
| Lot area: | |
| 71,837 X 20% = | |
| NAOS Required | 14,368 sf |
| NAOS Provided | 15,087 sf |

McDOWELL MOUNTAIN COMMUNITY STORAGE
for the BELL GROUP, LLC
10101 E. McDOWELL MOUNTAIN RANCH ROAD

DATE: 11.8.18
REVISED: 12.30.18
COP: 30 DAY

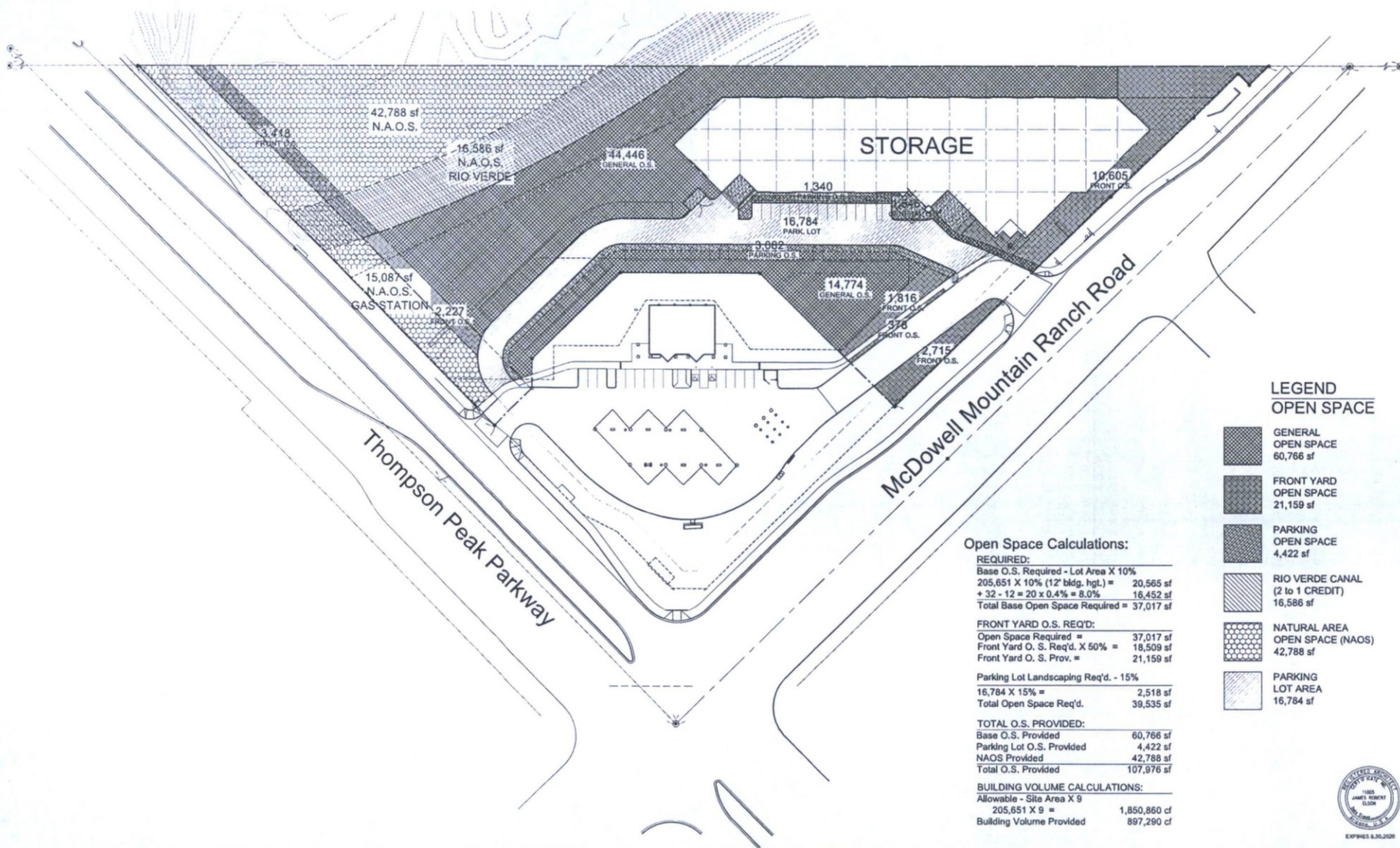
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NAOS
NATURAL AREA
OPEN SPACE
WORK SHEET

23-ZN-2018
12/31/2018



LEGEND OPEN SPACE

- GENERAL OPEN SPACE
60,766 sf
- FRONT YARD OPEN SPACE
21,159 sf
- PARKING OPEN SPACE
4,422 sf
- RIO VERDE CANAL
(2 to 1 CREDIT)
16,586 sf
- NATURAL AREA OPEN SPACE (NAOS)
42,788 sf
- PARKING LOT AREA
16,784 sf

Open Space Calculations:

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NAOS Provided 42,788 sf
Total O.S. Provided 107,976 sf

BUILDING VOLUME CALCULATIONS:
Allowable - Site Area X 9
205,651 X 9 = 1,850,860 cf
Building Volume Provided 897,290 cf

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for the BELL GROUP, LLC
10101 E. McDOWELL MOUNTAIN RANCH ROAD

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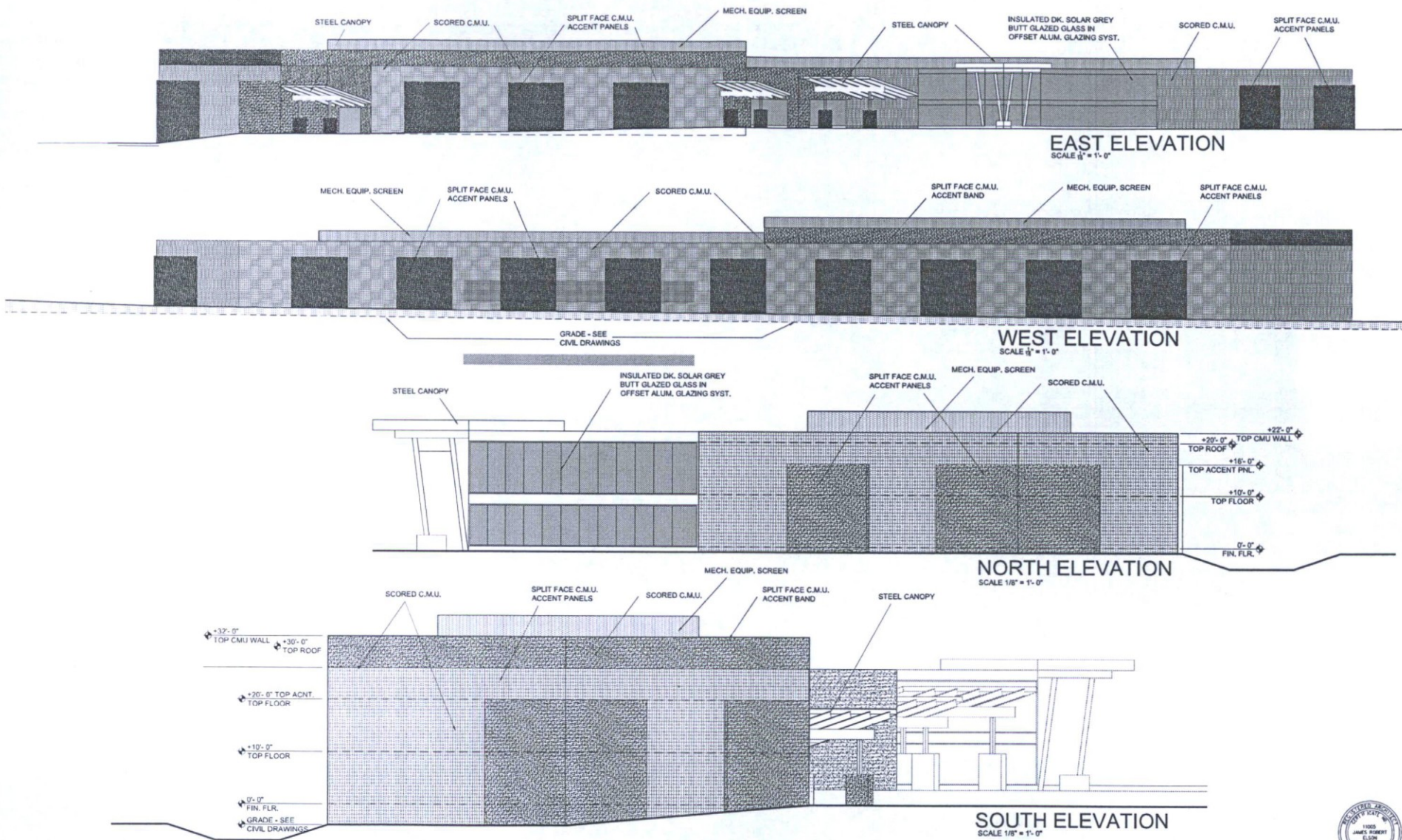
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OS1
OPEN SPACE
WORK SHEET

23-ZN-2018
12/31/2018



McDOWELL MOUNTAIN COMMUNITY STORAGE
for the BELL GROUP, LLC
10101 E. McDOWELL MOUNTAIN RANCH ROAD

DATE: 11.8.18
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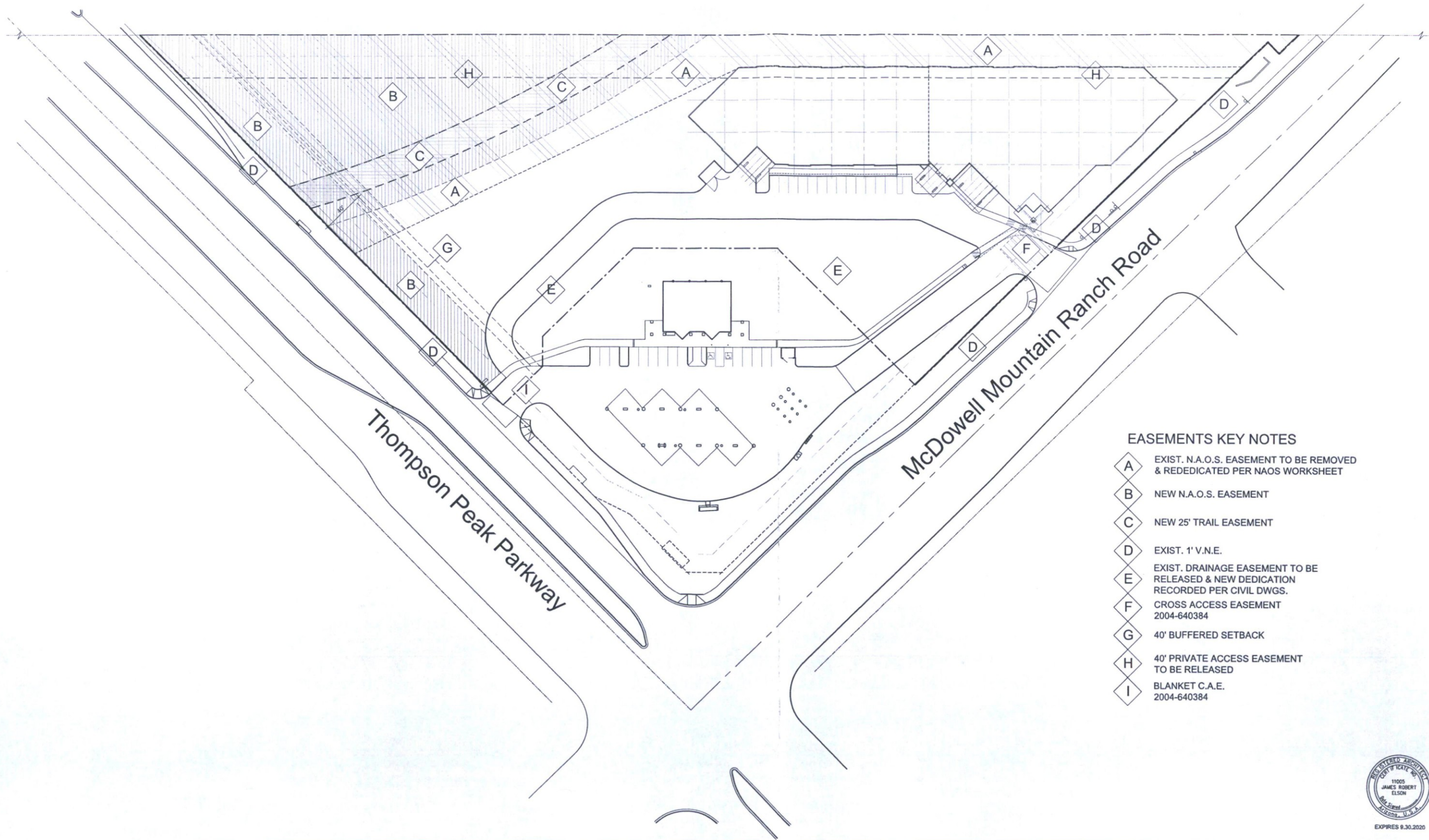
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j4747@jand.com
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EXPIRES 9.30.2020

A2
THIRD
FLOOR
PLAN

23-ZN-2018
12/31/2018



EASEMENTS KEY NOTES

- A** EXIST. N.A.O.S. EASEMENT TO BE REMOVED & REDEDICATED PER NAOS WORKSHEET
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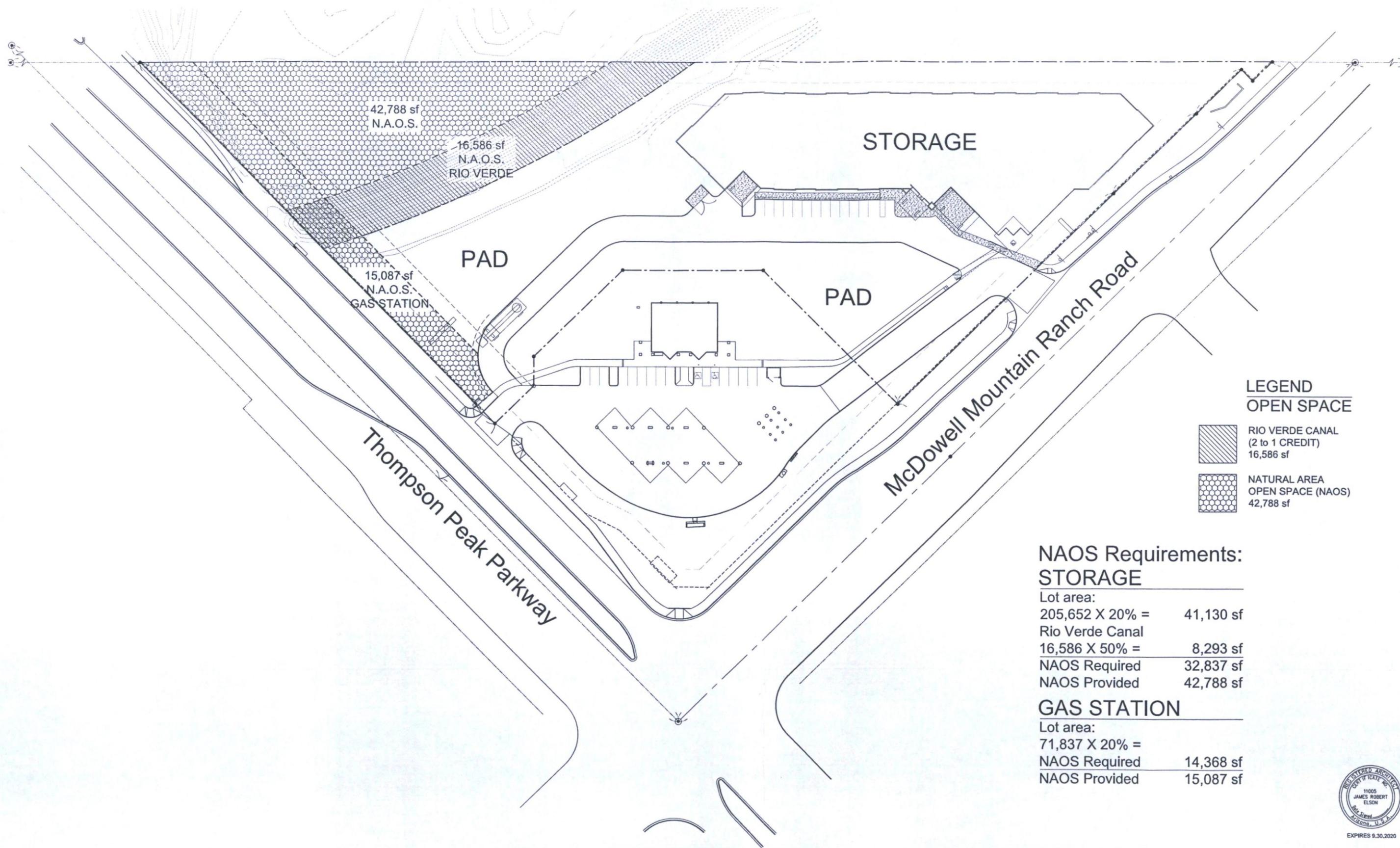
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23-ZN-2018
12/31/2018

SD3
SITE PLAN
EASEMENTS

McDOWELL MOUNTAIN COMMUNITY STORAGE
for the BELL GROUP, LLC
10101 E. McDOWELL MOUNTAIN RANCH ROAD



42,788 sf
N.A.O.S.

16,586 sf
N.A.O.S.
RIO VERDE

15,087 sf
N.A.O.S.
GAS STATION

PAD

PAD

STORAGE

McDowell Mountain Ranch Road

Thompson Peak Parkway

LEGEND OPEN SPACE

- RIO VERDE CANAL
(2 to 1 CREDIT)
16,586 sf
- NATURAL AREA
OPEN SPACE (NAOS)
42,788 sf

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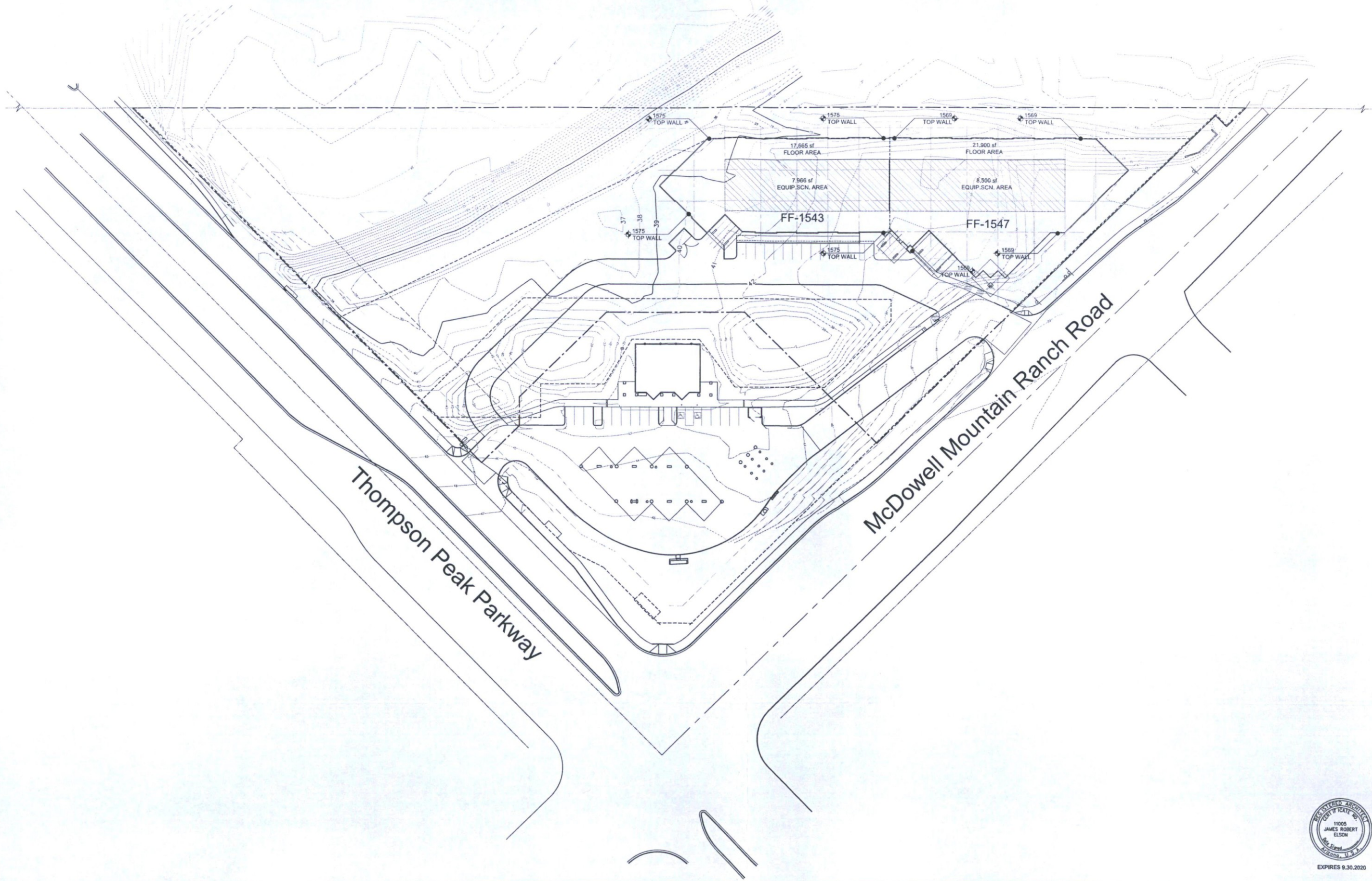
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NAOS
NATURAL AREA
OPEN SPACE
WORK SHEET

McDOWELL MOUNTAIN COMMUNITY STORAGE
for the BELL GROUP, LLC
10101 E. McDOWELL MOUNTAIN RANCH ROAD



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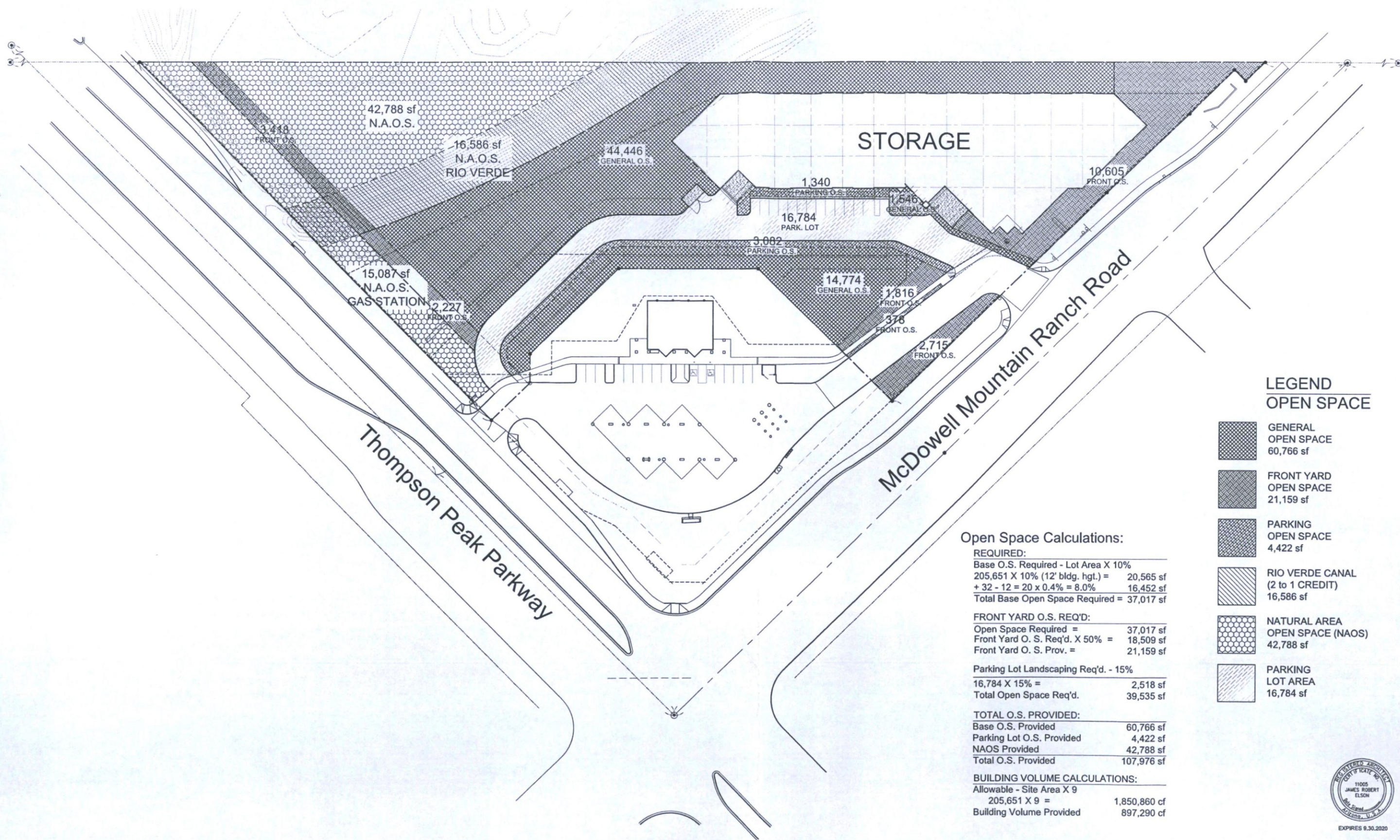
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23-ZN-2018
12/31/2018

SD2
SITE PLAN &
ROOF PLAN
PPT HGTS.



LEGEND
OPEN SPACE

-  GENERAL OPEN SPACE
60,766 sf
-  FRONT YARD OPEN SPACE
21,159 sf
-  PARKING OPEN SPACE
4,422 sf
-  RIO VERDE CANAL
(2 to 1 CREDIT)
16,586 sf
-  NATURAL AREA OPEN SPACE (NAOS)
42,788 sf
-  PARKING LOT AREA
16,784 sf

Open Space Calculations:

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Parking Lot Landscaping Req'd. - 15%
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Total Open Space Req'd. 39,535 sf

TOTAL O.S. PROVIDED:
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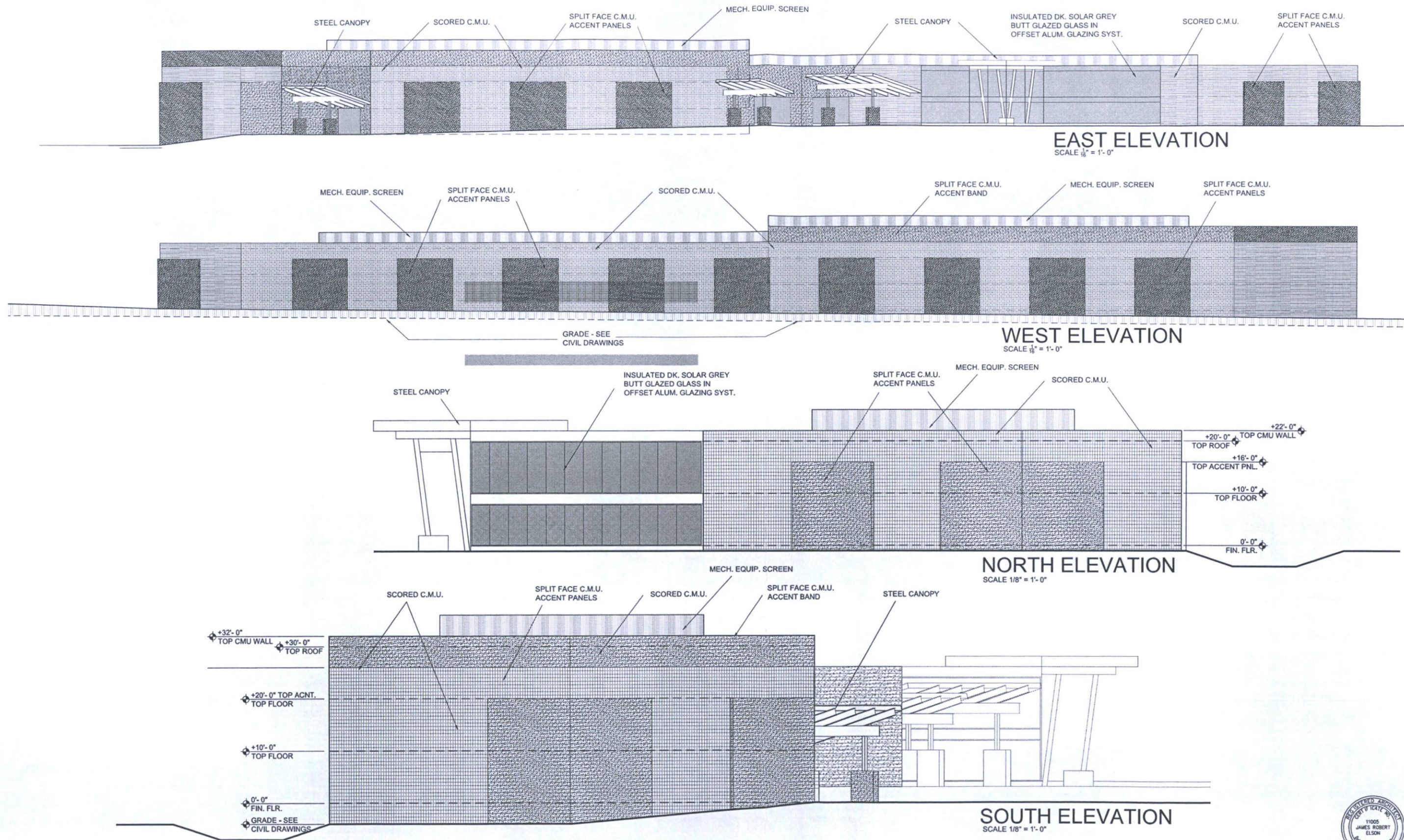
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OS1
OPEN SPACE
WORK SHEET

23-ZN-2018
12/31/2018



McDOWELL MOUNTAIN COMMUNITY STORAGE
for the BELL GROUP, LLC
10101 E. McDOWELL MOUNTAIN RANCH ROAD

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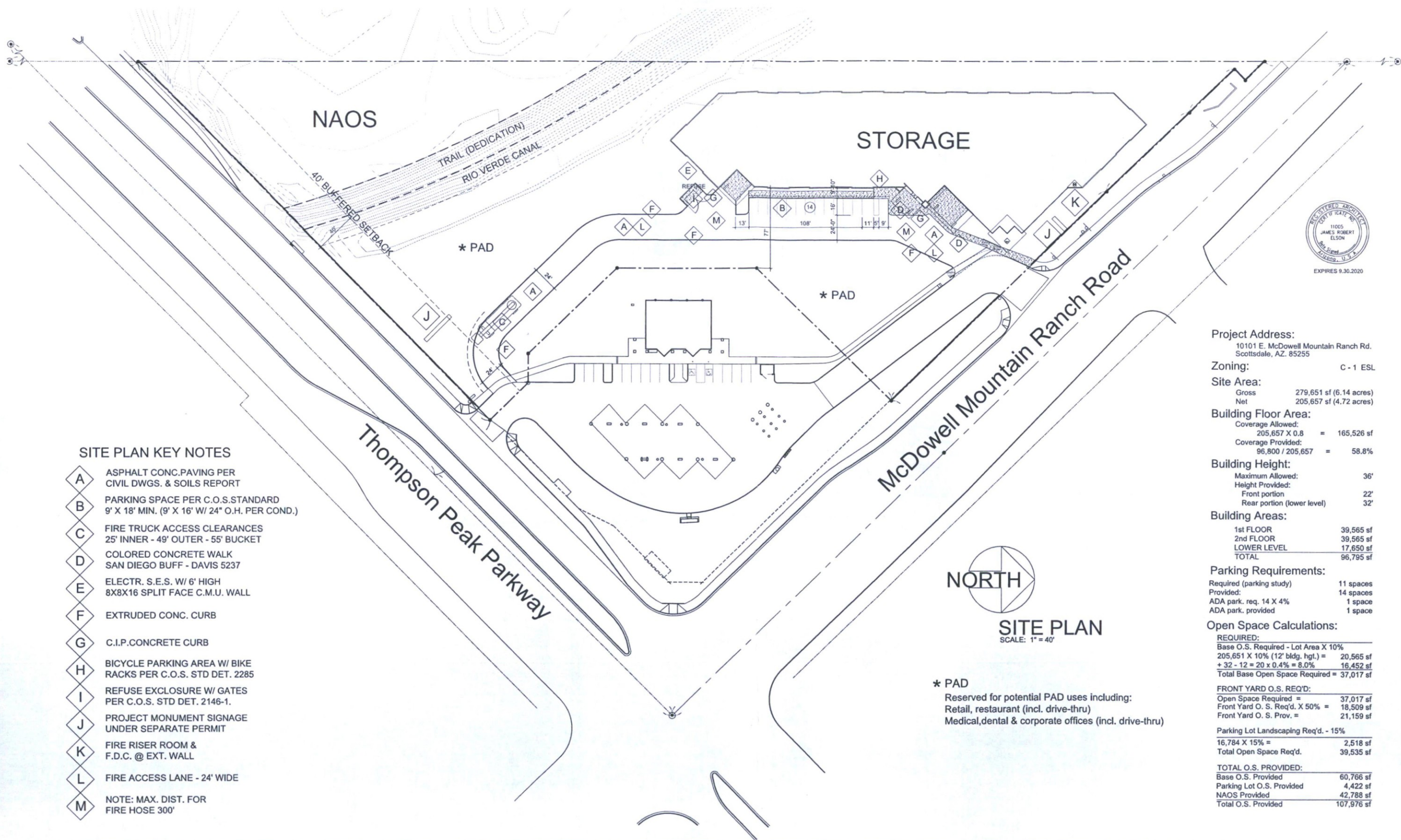
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23-ZN-2018
12/31/2018

A2
THIRD
FLOOR
PLAN



SITE PLAN KEY NOTES

- A ASPHALT CONC. PAVING PER CIVIL DWGS. & SOILS REPORT
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10101 E. McDOWELL MOUNTAIN RANCH ROAD

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COS 30 DAY

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SD1
SITE PLAN

23-ZN-2018
12/31/2018

AMENDMENT TO C-1 SETBACK FROM SINGLE-FAMILY RESIDENTIAL

Sec. 5.1304. - Property development standards.

The following property development standards shall apply to all land and buildings in the C-1 District:

- A. *Floor area ratio.* Maximum: 0.80.
- B. *Building height (excluding rooftop appurtenances).* Maximum: Thirty-six (36) feet.
- C. *Required open space.*
 - 1. Total open space.
 - a. Minimum: 0.10 multiplied by the net lot area.
 - b. For building heights over twelve (12) feet: the minimum open space requirement plus 0.004 multiplied by the net lot area for each foot of building height over twelve (12) feet.
 - 2. Total open space is distributed as follows:
 - a. Frontage open space minimum: 0.50 multiplied by the total open space requirement.
 - b. The remainder of the total open space, less the frontage open space, shall be common open space.
 - 3. Parking areas and parking lot landscaping are not included in the required open space.
 - 4. NAOS may be included in the required open space.
- D. *Yards.*
 - 1. *Front yard.*
 - a. Minimum: the applicable front yard, or corner lot yard, residential district development standard where the C-1 district is on the same side of the street and is located within one hundred (100) feet of a residential lot zoned with a single-family residential district shown on Table 4.100.A., or the single-family residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the single-family residential district shown on Table 4.100.A.
 - 2. *Side and rear yards.*
 - a. Minimum: ~~Fifty (50)~~ **Twenty-five (25)** feet, including any alley width, from a single-family residential district shown on Table 4.100.A., or the single-family residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the single-family residential districts shown on Table 4.100.A.
 - b. Minimum: Twenty-five (25) feet, including any alley width, from a multiple-family residential district.
- E. *Screening.*
 - 1. All operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by Development Review Board approval.